

**±390,318 SF AVAILABLE**  
**ENTERPRISE BUSINESS PARK - BUILDING VI**  
2715 INTERNATIONAL DRIVE, MOUNT PLEASANT, WI

**LEE & ASSOCIATES**

**CUSHMAN & WAKEFIELD BOERKE**



**VIEW DRONE TOUR**

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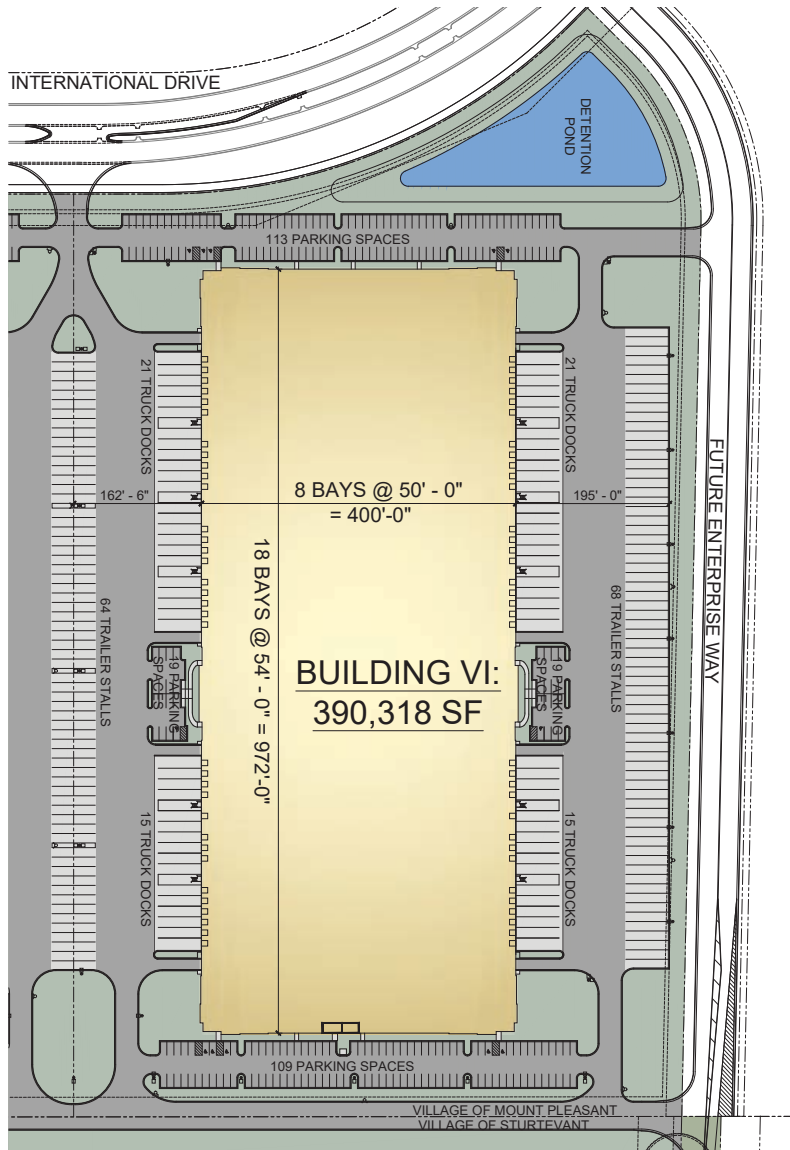
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### BUILDING VI SPECIFICATIONS:

<b>BUILDING SIZE:</b>	±390,318 SF
<b>OFFICE:</b>	±2,700 SF Spec (expandable)
<b>BAY SIZE:</b>	54' x 50'
<b>CLEAR HEIGHT:</b>	36'
<b>LAYOUT:</b>	Crossdock
<b>FLOOR:</b>	7" concrete (4,000 PSI)
<b>LOADING:</b>	<ul style="list-style-type: none"> <li>&gt; 8 drive-in doors</li> <li>&gt; 72 docks</li> </ul>
<b>CONSTRUCTION:</b>	Insulated precast panels with clearstory
<b>ROOF:</b>	45 mil, EPDM
<b>SPRINKLER:</b>	ESFR
<b>CAR PARKING:</b>	±234 parking spaces
<b>EV READY:</b>	Electrical conduit in parking areas for future charging stations
<b>TRAILER PARKING:</b>	100 trailer stalls
<b>HEATING:</b>	Gas unit heaters with destratification fans
<b>LIGHTING:</b>	LED lighting
<b>POWER:</b>	3,000 Amps / 480 Volts / 3-Phase
<b>TAXES:</b>	\$1.23 PSF
<b>CAM:</b>	\$0.82 PSF

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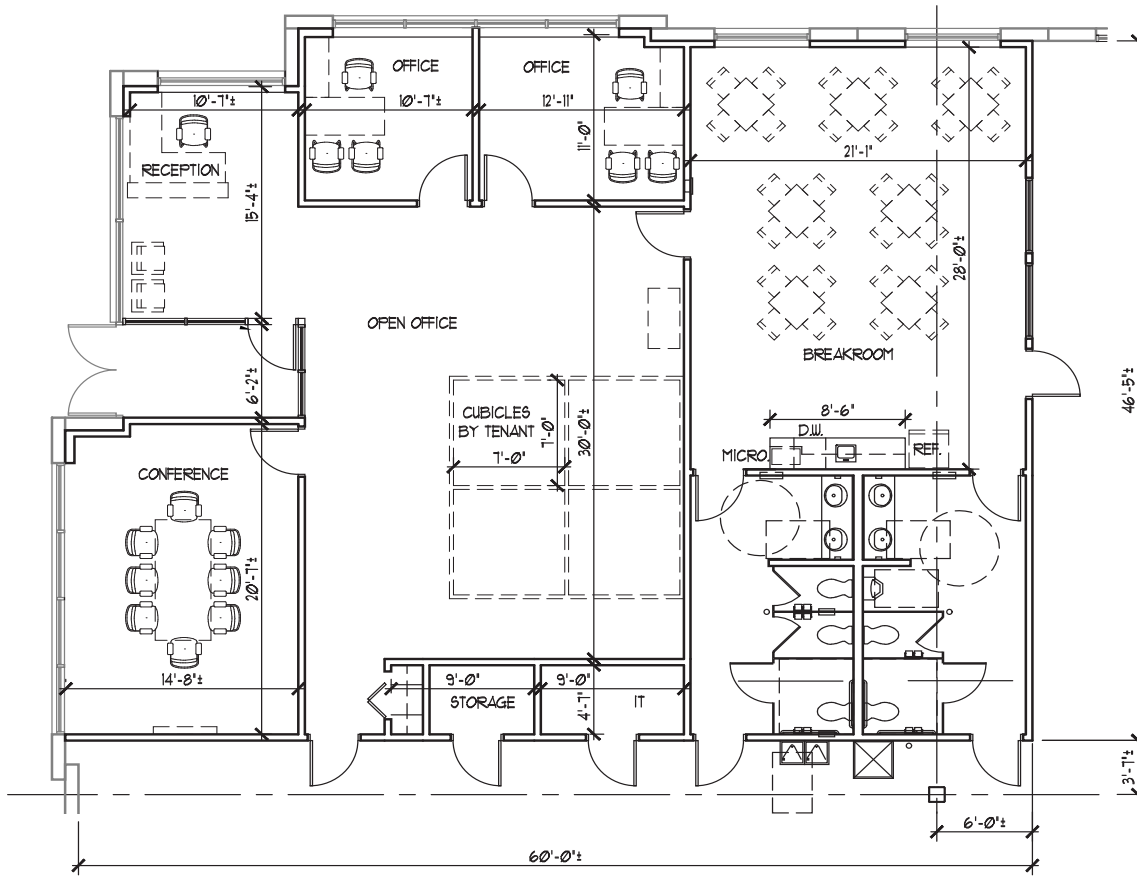
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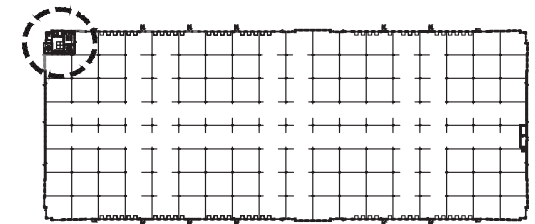
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## SPEC OFFICE



1 OFFICE PLAN  
DSØ 1/8" = 1'-0"

2,714 SF.



KEY PLAN  
NOT TO SCALE



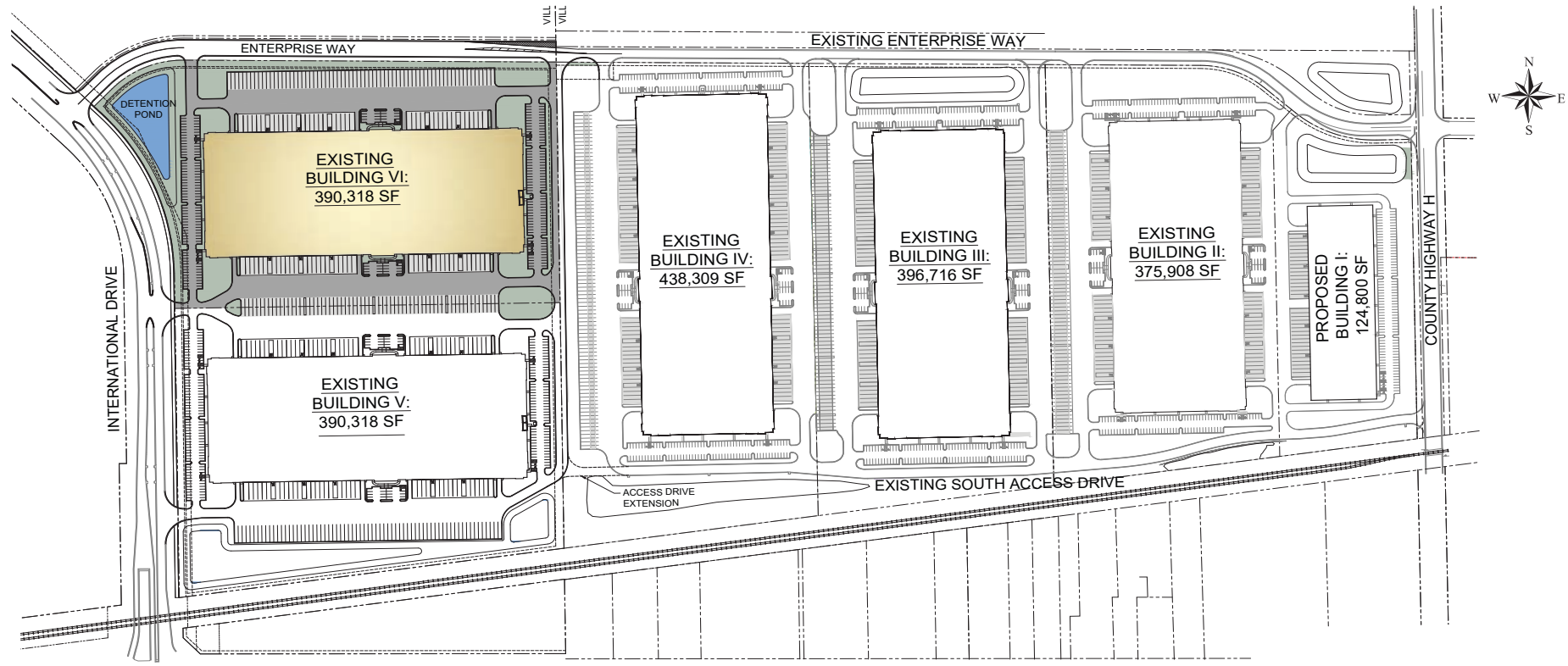
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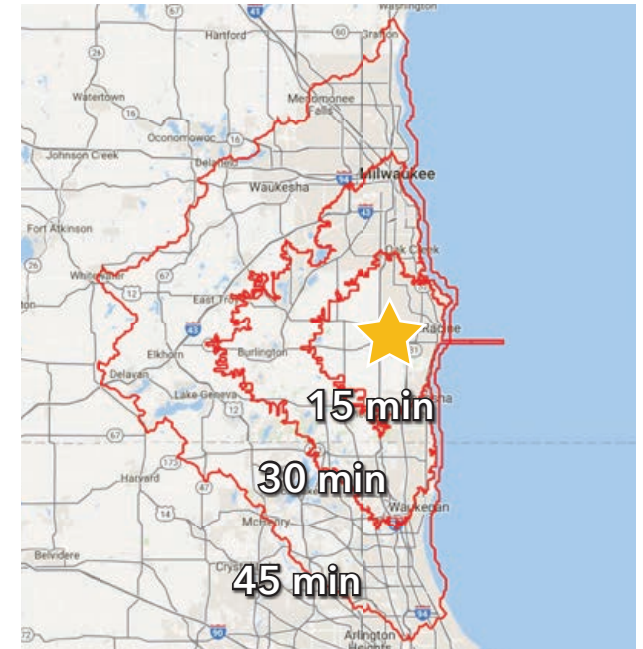
## LOCATION HIGHLIGHTS

- High Image 2.1M SF Business Park Environment
- New Crossdock Facility
- Divisible to ±40,000 SF
- Stable Tax Environment
- Low Occupancy Costs
- Access to Full 4-way Interchange at both Highway 11 & I-94 and Route 20 & I-94
- 2 Minutes East of I-94 Full Interchange at Highway 11
- 10 Minutes North of WI / IL Border
- Successful Firms in the Area Include: SC Johnson & Son, Amazon, Bombardier, CNH America, InSinkErator, UNFI, Andis Company, Fresenius, Microsoft
- Well Capitalized Ownership Committed to the Area with Multiple Developments in the Submarket


**ENTERPRISE BUSINESS PARK - BUILDING VI**  
2715 INTERNATIONAL DRIVE, MOUNT PLEASANT, WI



- › 20 Minutes to Mitchell International Airport
- › 30 Minutes to Downtown Milwaukee
- › 60 Minutes to O'Hare International Airport
- › 90 Minutes to Downtown Chicago



EDUCATIONAL ATTAINMENT	15 MINUTES	30 MINUTES	45 MINUTES
ANY COLLEGE	54,869	306,733	849,366
BACHELOR DEGREE OR HIGHER	22,165	145,035	457,791
OCCUPATION	15 MINUTES	30 MINUTES	45 MINUTES
WHITE COLLAR WORKERS	37,022	223,687	629,320
BLUE COLLAR WORKERS	17,038	94,487	216,712

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